

**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: March 19, 2015
FROM: Garrett Toy, Town Manager
Re: **Pilot Parking Permit Program** – Discussion/consideration of implementing a pilot residential parking permit program in a downtown neighborhood

BACKGROUND

At its November 2014 meeting, the Council discussed a petition submitted by residents regarding Inyo Avenue parking issues. The petition concerns the difficulty for residents of Inyo Avenue to find parking on their street, and includes a suggestion to implement residential parking permits to allow parking by permit only between the hours of 12 a.m. and 6 a.m.

In December, the Council adopted a resolution to allow overnight parking in the Parkade and Mono Avenue parking lots, and directed staff to report back with an outline of a parking pilot program including neighborhood permits. Staff has not noticed a discernable change in overnight parking in the public lots.

The Council continued its discussion in February 2015 and accepted the staff recommendation to solicit community input on the matter, including conducting a Town Forum and establishing an on-line community engagement forum to facilitate responses, with report back to the Council in April. For the pilot parking program, the Council is considering the neighborhood area which includes Mono, Inyo, Napa, Main, Pacheco, and Dominga to Sherman Street.

A notice was sent to the residents of the proposed pilot parking area informing them that the Council was considering such a concept. This notice was also mailed to adjacent neighborhoods and businesses that may be affected by such a program. The residents were encouraged to provide their input via an “on-line” community forum established on the Town’s website (www.townoffairfax.org).

For those residents who cannot access the on-line Forum, a community meeting is scheduled on March 19, 2015 at the Women’s Club from 5:45-7:00pm (prior to the Planning Commission meeting). Staff indicated that the item would also be on the Planning Commission (PC) agenda to provide an additional opportunity for the community to comment on the concept.

DISCUSSION

While it may seem that a pilot parking system is an easy solution to the Inyo

neighborhood's concerns, there are always intended consequences. Parking is analogous to toothpaste: if you block or restrict it, it will overflow in other areas.

In the interest of maximizing public comment on the matter, staff has agendized the item for PC consideration.

RECOMMENDATION

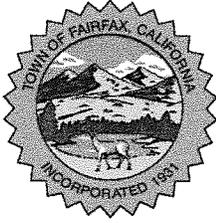
Provide feedback to the Council on the proposed pilot residential parking permit system.

ATTACHMENTS

Notice mailed to the neighborhood

On-Line Forum questions

Map of proposed area for the pilot residential parking permit system



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
PHONE (415) 453-1584 / FAX (415) 453-1618

March 6, 2015

Dear Resident/Business:

The Town Council is considering a pilot residential parking permit system (Program) that would require permits to park overnight in a neighborhood. You are receiving this letter because you either live in the area under consideration for the pilot Program or in an adjacent neighborhood. If you are a downtown business, you are receiving this letter because your customers or employees may be parking in the proposed Program area. The neighborhood under consideration for the pilot parking program is the area bounded by Mono, Inyo, Napa, Pacheco, and Dominga to Sherman Street.

A pilot residential parking permit system is being considered by the Council in response to a petition submitted by Inyo Avenue residents. The petition concerned the difficulty for residents of Inyo Avenue to find parking on their street, and included a suggestion to require residential parking permits to allow vehicles to park between the hours of 12 a.m. and 6 a.m. (Please note that the Town now allows overnight parking in the Parkade and Mono Avenue parking lots).

The Town Council would like to receive community input on this topic prior to their meeting to consider the Program. Your comments can now be submitted under the new online Community Forum platform. You can access this forum by going to the Town website at www.townoffairfax.org and "click here" under the Community Forum heading.

If for some reason you cannot access the on-line Forum, a community meeting is scheduled on March 19, 2015 at the Women's Club from 5:45-7:00pm (prior to the Planning Commission meeting). There will be no presentations at this community meeting, but rather an opportunity to submit your written comments and answer any questions you may have. The Planning Commission will also be discussing the issue at their meeting on March 19, 2015.

The Council plans to consider the implementation of a pilot residential parking system at its April 1st meeting at 7:00pm at the Women's Club. The comments received from the on-line Community Forum, community meeting, and Planning Commission will be included in the staff report to the Council on the matter.

Sincerely,

GARRETT TOY
Town Manager

What are your thoughts about a residential parking permit system?

[Introduction](#) [Feedback](#) [Your Response](#) [Outcome](#)

1) Should the Town implement a pi residential parking system requiring a permit for overnight parking for a designated area consisting of several blocks including the Mono, Inyo, Napa, Pacheco, and Dominga to Sherr neighborhoods?

- Yes
- Yes, but try it in a different neighborhood
- No, not needed now
- Undecided/no opinion

Comments about question (1), if any:

[Check out our guidelines for civility](#)

2) If you live in the proposed pilot area, do you typically have trouble finding a parking space this area at night? If you do not live in the proposed pilot area, skip to question (5).

- Yes
- No
- Sometimes
- Don't know

3) What is the parking problem in the neighborhood primarily related to?

- Primarily due to Fairfax residents from other neighborhoods parking in the area.
- Primarily due to downtown patrons/employees parking in the area.
- Primarily due to the general lack of spaces to accommodate the residents in the neighborhood
- All of the above
- It's not a problem
- Don't know

4) As a resident in the designated area, how many vehicles do you typically (i.e., 3 or more times a week) park overnight on the street?

- No vehicles
- 1
- 2
- 3+

Comments about question (4), if any:

5) If you do not live in the proposed pilot area, do you park in those neighborhoods?

- Yes, because of the lack of evening parking in my neighborhood
- Yes, but only when I visit downtown or friends in the area
- No, I never or rarely ever park there.

6) If you do not live in the pilot area, but park in the area: On the average, how often do you park overnight in the area?

- Once or less a week
- 2-3 times a week
- 4 or more times a week
- On weekends only
- Rarely or never

7) How would you be impacted if a program were implemented for that area and you were eligible for a parking permit?

- I would just park in another neighborhood
- I would park in the downtown parking lots now that the Parkade and Mono St. Parking lots allow for overnight parking.
- For a business: My customers would need to park somewhere else
- Don't Know/no impact

Comments about question (7), if any:**8) If the Town implements a pilot program, how should the permits be issued to the residents in the area?**

- Issue a maximum of two (2) parking permits per household without proof of registration
- Issue parking permits based the number of registered vehicles to a household
- Don't know
- Other

9) In addition to the permanent permits, should the Town consider selling guest parking permits to residents in the area?

- Yes
- No
- Don't know

Comments about question (9), if any:

10) Would it be acceptable for the Town to charge a parking permit fee to cover the administrative costs of implementing and managing such a pilot program?

- Yes
- No
- Depends on the amount
- Don't know/no opinion

Comments about question (10), if any:

11) A managed parking plan would be a comprehensive approach to address such issues as demand pricing for parking, permit fees, and permit areas, hours of parking, administration, and enforcement.

Should the Town explore a managed parking system for the downtown area and adjacent neighborhoods before implementing a pilot parking program?

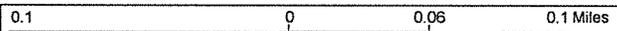
- Yes
- No, don't wait
- Don't know/no opinion

12) Please provide any general comments on the pilot residential parking program.



- Legend**
- Parcel
 - Condominium Common Area
 - Mobile Home Pad
 - City
 - Community
 - Marin County Legal Boundary
 - Other Bay Area County
 - Ocean and Bay

1: 3,531



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Notes